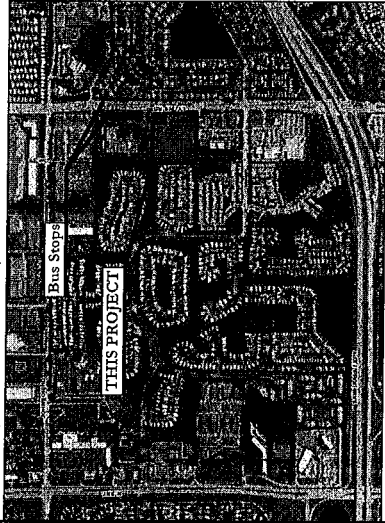


# Lyons Exchange Center

6401 Lyons Road  
Coconut Creek, FL



## VICINITY MAP

**ALL WORK TO COMPLY WITH THE FOLLOWING CODES:**  
 THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF COCONUT CREEK BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, BROWARD COUNTY REQUIREMENTS AND FOLLOWING CODES:  
 • 2017 FLORIDA BUILDING CODE  
 • 2017 FLORIDA ELECTRICAL CODE  
 • 2017 FLORIDA PLUMBING AND MECHANICAL CODE  
 • NFPA 101, 2015 EDITION WITH FLORIDA AMENDMENTS  
 • FLORIDA STATUTES  
 • FLORIDA ADMINISTRATIVE CODE

PROPERTY OWNER/DEVELOPER (BUTTERS ACQUISITION, LLC) IS TO MAINTAIN THE GREEN COMPONENTS FOR THE LIFE OF THE BUILDING.

## NOTES

**OWNER:**  
 BUTTERS ACQUISITIONS LLC  
 6820 Lyons Tech, Cir., Ste. 100  
 Coconut Creek, FL 33073  
 Contact: Malcolm Butters  
 T - 954-512-2400  
 E - mbutters@butters.com

**GENERAL CONTRACTOR:**  
 BUTTERS CONSTRUCTION & DEVELOPMENT  
 6820 Lyons Tech, Cir. Ste. 100  
 Coconut Creek, FL 33073  
 Contact: Adam Valarian  
 T - 954-512-2400  
 E - Avaitman@butters.com

**ARCHITECT:**  
 HNM ARCHITECTURE, LLC  
 3705 North Palmetto Highway  
 Delray Beach, FL 33445  
 Contact: John O. Mann  
 T - 561-753-2225  
 E - jmann@hnm-architecture.com

**LANDSCAPE:**  
 LYNN BENDER LANDSCAPE ARCHITECTURE  
 5610 Adair Way  
 Lake Worth, FL 33467  
 Contact: Lynn Bender  
 T - 561-6444-5257  
 E - lbender@cbi@outlook.com

## PROJECT TEAM

**SITE & BUILDING STATISTICS**  
 ZONING CLASSIFICATION: 10-1 (Ordinances Office)  
 GROSS SITE AREA: 305,799.96 sf or 7.02 Acres

**MAX LOT COVERAGE:** 35.00% or 107,029.98 sf  
**PROPOSED LOT COVERAGE:** 33.80% or 103,356 sf

MAX ALLOWABLE BLDG HT: 48'-0"  
 MAX PROPOSED BLDG HT: 44'-0"

**PERMITTED AREAS:**  
 TOTAL OPEN SPACE REQD: 61,159.96 sf (20.00% of Net Site Area)  
 PROPOSED OPEN SPACE: 105,907.08 sf (34.64% of Net Site Area)

**IMPERVIOUS AREAS:**  
 GROSS BUILDING AREA: 103,356 sf (33.80% of Site Area)  
 VEHICULAR USE AREA (VUA): 89,747.56 sf (29.35% of Site Area)  
 MISC. CONCRETE AREAS: 7,389.52 sf (2.41% of Site Area)  
 (Walks/Curbings/Dumpster/Smalls/Ramps)

**TYPE OF OCCUPANCY:** F1 - MODERATE-HAZARD FACTORY INDUSTRIAL  
 - AS PER FBC 390A.2 W/ ACCESSORY USE  
 BUSINESS (B) AREA - AS PER FBC 390.1

**TYPE OF CONSTRUCTION:** Type III (Fully Sprinklered)

**ALLOWABLE BUILDING AREA:** UNLIMITED  
 (see FBC 307.4 Sprinklered, one-story buildings). Fully Sprinklered Building, surrounded and adjoined by public ways or yards not less than 60 feet in width.

**PARKING CALCULATION:**  
 Gross Building Area: 103,356 sf  
 less exterior entry area: 930.28 sf  
 less core/pump room: 558.44 sf  
 Net Building Area: 101,867.28 sf

10.0% Office Area: 10,186.73 sf  
 @ 1/300 sf = 34 Stalls Req'd  
 90.0% Warehouse Area: 91,680.55 sf  
 @ 1/2000 sf = 46 Stalls Req'd

**TOTAL PARKING REQUIRED:** 80 Stalls (rounded 5 HC stalls)  
**PROVIDED:** 82 Stalls (rounded 5 HC stalls)

# Lyons Exchange Center

6401 Lyons Road  
Coconut Creek, Florida

A-0.0 COVER SHEET  
 SITE PLAN

- A-0.1 SITE PLAN
- A-0.2 LANDSCAPE AREA (WITH PROPOSED LOT COVERAGE)
- A-0.3 PHOTOGRAPHIC SITE PLAN
- A-0.4 SITE PLAN DETAILS

## SURVEY:

RECORDED PLAT:  
 RECORDED PLAT SHEET 1 OF 2  
 RECORDED PLAT SHEET 2 OF 2

## ARCHITECTURAL:

- A-1.0 PARTIAL FLOOR PLAN
- A-1.1 PARTIAL FLOOR PLAN
- A-1.2 NORTH AND WEST ELEVATIONS
- A-1.3 SOUTH AND EAST ELEVATIONS

## LANDSCAPE:

- LPI OVERALL LANDSCAPE PLAN
- LP2 LANDSCAPE PLAN
- LP3 LANDSCAPE PLAN
- LP4 LANDSCAPE PLAN
- LP5 LANDSCAPE PLAN
- LP6 LANDSCAPE PLAN
- LP7 LANDSCAPE PLAN
- LP8 LANDSCAPE PLAN
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- LP99 LANDSCAPE PLAN
- LP100 LANDSCAPE PLAN

## CIVIL:

- COV-1 COVER SHEET
- PD-1 PAVING, GRADING, & DRAINAGE PLAN
- PD-2 PAVING, GRADING, & DRAINAGE PLAN
- PD-3 PAVING, GRADING, & DRAINAGE PLAN
- PD-4 PAVING, GRADING, & DRAINAGE PLAN
- PD-5 PAVING, GRADING, & DRAINAGE PLAN
- WS-1 WATER DISTRIBUTION & SANITARY NEWER PLAN
- WS-2 SANITARY SEWER PROFILE
- WS-3 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-4 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-5 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-6 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-7 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-8 WATER DISTRIBUTION & SANITARY SEWER DETAILS
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- WS-99 WATER DISTRIBUTION & SANITARY SEWER DETAILS
- WS-100 WATER DISTRIBUTION & SANITARY SEWER DETAILS

PROPOSED ENTRANCE & TURN LANE PLAN  
 PROPOSED MARKINGS AND SIGNS DETAILS



COVER SHEET

A-0.0

## DRAWING INDEX

## SITE AND BUILDING STATISTICS

## PROJECT TEAM